

PRESENTATIONS OF THE SCHEMATIC DESIGNS FOR THE UNIVERSITY FAMILY HOUSING COMMUNITY CENTER AND UNION DRIVE SUITE BUILDING 2 PROJECTS WILL BE MADE AT THE NOVEMBER BOARD MEETING

G.D. 4b

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of October 18, 2002, Through November 14, 2002

Date: November 4, 2002

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for Iowa State University.

Executive Summary:

Requested
Approvals

Modified program statement, schematic design, and revised project budget (\$19,992,000) for the **Union Drive—Suite Building 2** project which would construct the second of three suite-style residence facilities for the Union Drive Neighborhood (see page 3).

- The building program has been modified to include a total of 88,777 gross square feet (an increase of 4,777 gross square feet), and to house a total of 331 students (an increase of 11 students).
- The modified program also includes 17 two-level loft units and 12 traditional residence hall rooms into the facility.

Program statement and schematic design for the **University Family Housing Community Center** project which would construct a replacement facility to house various student service functions for the University Village residential neighborhood (see page 9).

Project description and budget for the **Institutional Roads 2003—Preventative Maintenance** project (\$548,500) which would provide various paving improvements to selected campus streets (see page 12).

Project description and budget (\$435,990) and engineering agreement with Architects Rudi/Lee/Dreyer, Ames, Iowa (\$54,500) for the **College of Veterinary Medicine—Remodel Old Air Handling Area** project which would convert vacant space into conference areas for the College of Veterinary Medicine (see page 13).

Revised project budget for the **Town Engineering—Upgrade Building Ventilation System** project (\$541,260) which would allow all program functions to be incorporated into the project (see page 14).

Architectural agreement with OPN Architects, Cedar Rapids, Iowa (\$178,500) for the **Structured Parking—East Parking Deck** project which would construct a single-level parking deck over an existing parking lot located near the site of the Gerdin Business Building (see page 16).

Background and Analysis:

Union Drive Neighborhood

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		Feb. 1999	Approved
Agreement for Validation of Master Plan, Development of Building Program and Schematic Design (Baldwin White Architects, Des Moines, IA)	\$ 1,142,000	July 1999	Approved
<u>Suite Building 1 and Utility Infrastructure</u>			
Design Development through Construction— Suite Building 1 (Baldwin White Architects)	1,070,000	Nov. 2000	Approved
Engineering Agreement—Utility Infrastructure (Baldwin White Architects)	544,500	Nov. 2000	Approved
Program Statement and Design Documents		Dec. 2000	Approved
Project Description and Total Budget	23,716,200	Dec. 2000	Approved
Construction Contract Award— (Henkel Construction Company)	16,447,400	March 2001	Ratified
Architectural Amendment #1 (Baldwin White Architects)	55,592	Jan. 2002	Approved
Architectural Amendment #2 (Baldwin White Architects)	10,159	Nov. 2002	Requested
<u>Suite Building 2</u>			
Permission to Proceed		April 2002	Deferred
Permission to Proceed		May 2002	Approved
Project Description and Total Budget	16,304,000	June 2002	Approved
Architectural Agreement—Pre-Design through Construction Phases (OPN Architects, Des Moines, IA)	972,200	Sept. 2002	Approved
Modified Program Statement		Nov. 2002	Requested
Schematic Design		Nov. 2002	Requested
Revised Project Budget	19,992,000	Nov. 2002	Requested

Background	Development of the Union Drive Neighborhood, as envisioned by the University, includes the construction of three suite-style residence halls, and a Community Center facility, in the southwest area of campus. Renovations to Friley Hall would also occur after completion of new construction.
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Phase 1	<p>The Phase 1 project included the recently-completed Suite Building 1, the Community Center, which is currently under construction with an estimated completion date of July 2003, and utility and infrastructure improvements to serve the new facilities in the area.</p>
Original Program Statement	<p>The building program approved by the Board in December 2000 for Suite Building 1 and the two additional residence halls was based upon suite units, which consist of two double bedroom units (each unit of approximately 210 square feet) with a shared bathroom.</p> <p>Each building would consist of approximately 84,000 gross square feet with four levels of suite units that would house a total of 320 students.</p>
Suite Building 2	<p>The construction of Suite Building 2 is the first component of the Phase 2 project.</p> <p>The project, as previously presented to the Board, would construct a second, four-story, 320 bed suite-style residential facility of approximately 84,000 gross square feet, consistent with the original building program.</p> <p>Suite Building 2 would be constructed on the site directly south of Suite Building 1.</p>
Suite Building 2 Modified Program Statement	<p>The building program for Suite Building 2 has been modified to 88,777 gross square feet, an increase of 4,777 gross square feet, which has resulted from the placement of the facility on the site.</p> <p>The building program has also been modified to house a total of 331 students, an increase of 11 from the original building program.</p> <p>Adjustments to the original program include:</p> <ul style="list-style-type: none">• The completion of a portion of the fifth floor attic space to expand 17 suites on the fourth floor into two-level loft units.<ul style="list-style-type: none">• Included would be 14, four-person loft units (with two double bedrooms) and three, six-person loft units (with three double bedrooms).• The loft units would include a common living area on the fifth level.• The loft spaces would make use of underutilized space on the fifth level and increase the number of units in the residence hall to generate additional revenue.• The addition of 12 traditional residence hall spaces (10 double and

two single rooms).

- These rooms have been added to take advantage of available space, which is not large enough to accommodate the suites.

Schematic Design

The following are highlights of the **interior design**:

First Floor

The student living units (10 double suites and one double room) and support areas would be located in the southern half.

The hall director and assistant director apartments, office and support areas, common space, and mechanical room would be located in the northern half.

Second Through Fourth Floors

The student living units (a total of 63 suites, nine double rooms and two single rooms) and support areas would be located in a similar configuration on each level.

Included among the suites on the fourth floor are the 17 loft units with stairway access to the fifth floor living areas.

Fifth Floor

The fifth floor would house the upper level living areas for the 17 loft suites.

Additional double bedroom units would be located adjacent to three living areas; these units would provide the third double bedroom for the six-person loft suites.

Accessibility

A total of seven suites and two double rooms on the first through fourth floors would be totally accessible for the physically disabled; each of these areas has been designed to be adaptable to meet future accessibility requirements.

All entrances to the residence hall would be fully accessible; the main entrance would be located at the northeast corner of the first floor.

Additional entrances would be provided from the building courtyard to each of the three building wings; stairway access would be provided at each entrance.

An elevator serving the first through fifth floors would be centrally located in the west wing of the building.

The following are highlights of the **exterior design**:

Suite Building 2 would be located directly to the south of Suite Building 1.
(See Attachment A for map.)

The basic design of Suite Building 2 would be similar to Suite Building 1; however, the orientation of the building would be adjusted so that the open area is located on the east side of the building.

The building exterior would reflect the same architectural design and be constructed of the same brick veneer materials used for Suite Building 1.

Roof

The roof, which would be similar to the roof of Suite Building 1, would feature a sloped design with dormers constructed of asphalt shingles with copper trim.

- The roofing material was selected for its durability, life expectancy (approximately 20 years) and similarity to the roofing material of Suite Building 1 and other adjacent buildings.
- The development of the loft spaces on the fifth floor would not impact the exterior design of the roof.

Square Footage
Table

The following table compares the square footages in the modified building program and schematic design for Suite Building 2, with the building program for the suite buildings approved by the Board in December 2000.

	<u>Detailed Building Program</u>	
	<u>Original Building Program Dec. 2000</u>	<u>Suite Building 2 Program/ Schematic</u>
Double Suite Units	39,270	27,160
Four Person Loft Units	0	10,276
Six Person Loft Units	0	2,802
Staff Units	3,724	2,794
Double Units	0	2,460
Single Units	<u>0</u>	<u>508</u>
Total Student/Staff Living Units	42,994	46,000
Common/Service Space	<u>15,796</u>	<u>17,240</u>
Total Net Assignable Space	58,790	63,240 nsf
Total Non-Assignable Space	<u>25,210</u>	<u>25,537</u> nsf
Total Gross Square Feet	<u>84,000</u>	<u>88,777</u> gsf

Net-to-Gross Ratio (Suite Building 2) = 71 percent

Schedule

The University anticipates that construction would begin in April 2003 and be complete in July 2004 to allow occupancy of the facility for the fall 2004 semester.

Revised Budget

The University requests Board approval of a revised budget in the amount of \$19,992,000, an increase of \$3,688,000.

- The revised budget includes the additional costs for construction of the loft units (approximately \$1.1 million).
- The revised budget also reflects a more accurate estimate of construction costs for Suite Building 2 based on further review of the Phase 1 construction costs.

	Initial Budget <u>June 2002</u>	Revised Budget <u>Nov. 2002</u>
Construction Costs	\$ 13,104,700	\$ 17,448,000
Professional Fees	1,532,850	1,490,000
Movable Equipment	900,000	950,000
Relocation	69,700	35,000
Contingency	<u>696,750</u>	<u>69,000</u>
TOTAL	<u>\$ 16,304,000</u>	<u>\$ 19,992,000</u>

Suite Building 1 Amendment	Amendment #2 (\$10,159) would provide compensation for additional design services for modifications to wall and floor finishes, the selection of furnishings, conversion of a storage area to a multi-purpose room, and the installation of art work.
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University Family Housing Community Center

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		March 2002	Approved
Project Description and Total Budget	\$ 1,800,000	April 2002	Approved
Architectural Agreement (Neumann Monson Architects, Iowa City, IA)	128,823	July 2002	Approved
Program Statement		Nov. 2002	Requested
Schematic Design		Nov. 2002	Requested

Background This project would construct a community center to serve the University Village (family housing) residential neighborhood located on the University's north campus.

The facility would house a number of functions currently located in 100 University Village, which will be remodeled to serve as the North Campus Child Care Facility.

A retail grocery store would be included in the facility to replace the current Pammel Grocery, which will be demolished.

Program Statement The facility would consist of 9,456 gross square feet of space (6,824 net square feet) and would be located between University Village and Schilleter Village to the east of Stange Road. (See Attachment B for map.)

The facility would include the following areas:

- Retail grocery store;
- Meeting areas (one great room and one meeting room) with associated kitchenette;
- Office and computer areas;
- Student lounge; and
- Fitness center.

Schematic
Design

The following are highlights of the **interior design**:

The northernmost third of the building would house the computer and office areas, kitchenette, fitness center and restrooms.

The central third of the building would house the great room, meeting room, and lounge area.

The southernmost third of the building would house the retail grocery and associated functions, and mechanical/electrical area.

The following are highlights of the **exterior design**:

The building has been designed to provide a sense of public gathering in scale, while relating to the surrounding residential community.

The building would be constructed of brick and stone for a residential appearance, with metal panels to enhance the community center function of the building.

Roof

The roof would feature a sloped design constructed of a standing seam metal material.

- The metal roof was selected for its durability, life expectancy (approximately 50 years), and its ability to reinforce the image of the building as a community center.
- The University would also consider the use of an asphalt shingle roof if the metal roof cannot be constructed within the project budget; the asphalt shingles would have a shorter life expectancy of 25 to 30 years.

Project Schedule

The University anticipates that construction would begin in March 2003 and be substantially complete by September 2003.

Square Footage
Table

The following table provides the detailed square footages for the facility.

Detailed Building Program

Shared Community Areas

Great Room	1,430
Lounge	617
Storage	526
Computer Laboratory	482
Meeting Room	400
Fitness Room	<u>392</u>

Total	3,847	nsf
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Retail Grocery	2,366	nsf
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Staff/Office Space	<u>1,125</u>	nsf
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Total Net Assignable Space	7,338
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Total Non-Assignable Space	<u>2,118</u>
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Total Gross Square Feet	9,456	gsf
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Net-to-Gross Ratio = 78 percent

Institutional Roads 2003—Preventative Maintenance

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 548,500	Nov. 2002	Requested

Background	The University has identified street paving improvements for selected campus streets to extend the life of the pavement.
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- Improvement projects planned for calendar year 2003 would address portions of Stange Road, Hayward Avenue, Christensen Drive, Wallace Road, Union Drive, and Pammel Drive.

Project Scope	The proposed project would include joint repair, joint filling, full depth patching, slab replacement, and asphalt overlay for the identified areas.
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Funding	Institutional Roads Funds.
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Project Budget

Construction Cost	\$ 451,900
Professional Fees	85,100
Contingency	<u>11,500</u>

TOTAL	<u>\$ 548,500</u>
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College of Veterinary Medicine—Remodel Old Air Handling Area

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 435,990	Nov. 2002	Requested
Engineering Agreement (Architects Rudi/Lee/Dreyer, Ames, IA)	54,500	Nov. 2002	Requested

Background	<p>The College of Veterinary Medicine is in need of additional conference space in its administrative office area.</p> <p>Expansion space is available adjacent to the Student Services office in an abandoned mechanical area.</p>
Project Scope	<p>The project would convert approximately 3,700 gross square feet of space (Room 2400) into four conference rooms.</p> <p>The project would include demolition of the existing air handling equipment, removal and construction of masonry walls and ceilings, installation of new doors and finishes, and furnishings.</p>
Design Services	<p>The agreement with Rudi Lee Dreyer would provide full design services for a fee of \$54,500, including reimbursables.</p>
Funding	<p>General University Funds.</p>

Project Budget

Construction Cost	\$ 296,110
Professional Fees	80,570
Movable Equipment	29,140
Contingency	<u>30,170</u>
TOTAL	<u>\$ 435,990</u>

Town Engineering—Upgrade Building Ventilation System

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 412,200	June 2002	Approved
Engineering Agreement—Pre-Design through Construction Phase Services (KJWW Engineering Consultants, Des Moines, IA)	40,750	June 2002	Approved
Revised Project Budget	541,260	Nov. 2002	Requested

Background	<p>The outside air intakes of the Town Engineering building are located at the high and low penthouse roof levels, resulting in the transmission of exhaust chemicals through the building's heating, ventilating and air conditioning system.</p> <p>The University Department of Environmental Health and Safety is requiring that all building exhaust ducts be discharged above the upper penthouse roof level.</p>
Project Scope	<p>The project will modify and add exhaust ductwork for the existing and future fume hoods on the first floor of the building, which houses the Department of Civil and Construction Engineering.</p> <p>Work will include installation of new exhaust ductwork and fans for the fume hoods, a main exhaust manifold, risers to the roof, and manifold exhaust fans.</p> <p>The completed project will meet the University's Environmental Health and Safety guidelines for ventilation.</p>
Revised Project Budget	<p>The revised budget of \$541,260, an increase of \$129,060, would allow all program functions to be incorporated into the project.</p> <p>The increase would be funded by private giving and Income from Treasurer's Temporary Investments.</p>

Project Budget

	Initial Budget <u>June 2002</u>	Revised Budget <u>Nov. 2002</u>
Construction Costs	\$ 339,400	\$ 468,460
Professional Fees	61,700	61,700
Contingency	<u>11,100</u>	<u>11,100</u>
TOTAL	<u>\$ 412,200</u>	<u>\$ 541,260</u>

Source of Funds:

Private Giving	\$ 206,100	\$ 270,630
Income from Treasurer's Temporary Investments	<u>206,100</u>	<u>270,630</u>
TOTAL	<u>\$ 412,200</u>	<u>\$ 541,260</u>

Structured Parking—East Parking Deck

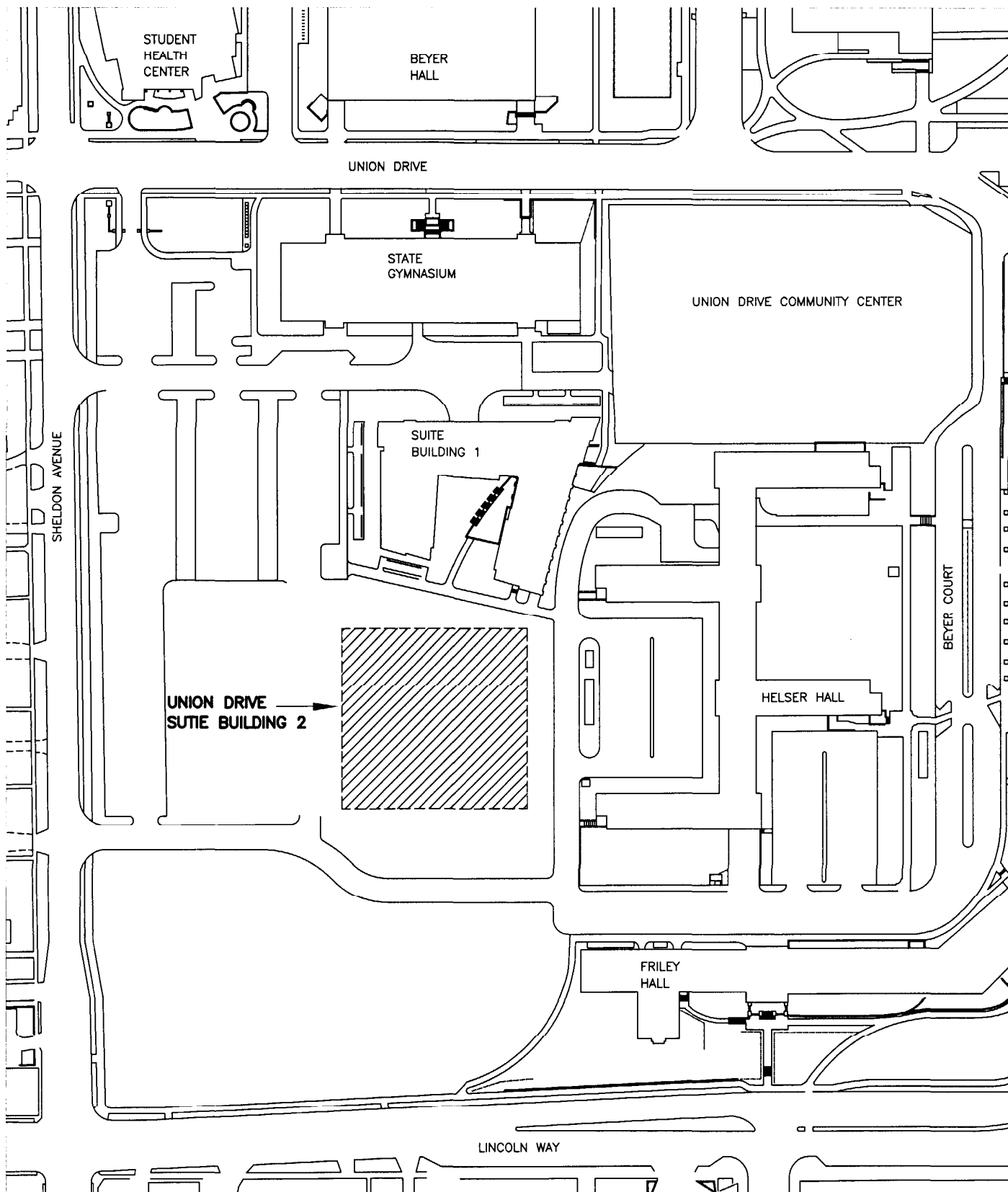
<u>Project Summary</u>	
	<u>Amount</u> <u>Date</u> <u>Board Action</u>
Permission to Proceed	June 2002 Approved
Architectural Agreement (OPN Architects, Cedar Rapids, IA)	\$ 178,500 Nov. 2002 Requested
Background	<p>Several University parking studies undertaken in recent years have identified a shortage of parking spaces on the core campus to serve faculty and staff, students and visitors.</p> <p>Construction of the Gerdin Business Building in the southeast area of the central campus will further increase the parking demand in the core campus area.</p>
Project Scope	<p>The project would construct a one level, pre-cast concrete parking deck over the existing parking lot 50B, which is located at the southeast corner of Knoll Road and Union Drive and east of the site of the Gerdin Business Building.</p> <p>The facility would provide approximately 200 new parking stalls, while maintaining the existing parking area on the ground level.</p>
Design Services	<p>Expressions of interest to provide design services were received from eight firms.</p> <p>Four firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of \$1 million or more.</p> <p>The University recommends the selection of OPN Architects, Cedar Rapids, Iowa, to provide design services for the project.</p> <p>The firm was selected based on its experience in the design of similar projects, its analytical abilities, and its rapport with the user groups.</p> <p>The agreement with OPN Architects would provide full design services for a fee of \$178,500, including reimbursables.</p>
Anticipated Cost	\$2,500,000 to \$3,000,000
Anticipated Funding	Parking System Revenue Bonds.


Included in the University's capital register for Board ratification are six project budgets under \$250,000, one engineering amendment approved by the University, one construction contract awarded by the Executive Director, the acceptance of six completed construction contracts, and three final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

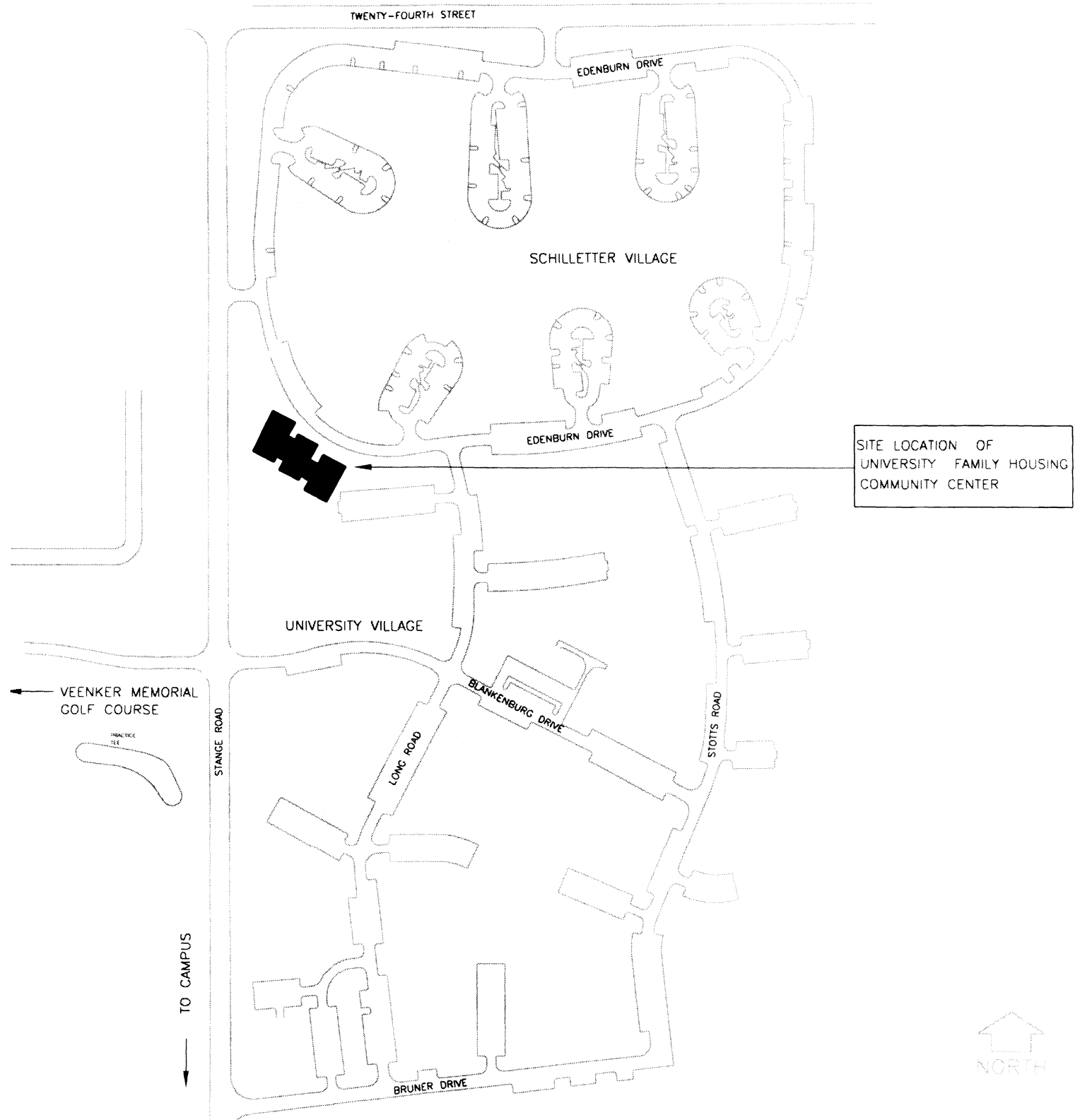

Sheila Lodge

Approved: 
Gregory S. Nichols

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 NORTH	UNION DRIVE SUITE BUILDING 2		APPROVED BY:
			CHECKED BY:
COMPLETED:	FACILITIES PLANNING AND MANAGEMENT IOWA STATE UNIVERSITY AMES, IOWA		DESIGNED BY:
ISSUED:			SCALE: Not to scale
DATE: October 15, 2002			REQUEST NO.
			SHEET NO. 1



REVISIONS

COMPLETED

Site Location University Family Housing Community Center

APPROVED BY

CHECKED BY

DESIGNED BY

SCALE: Not To Scale